

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA**

**AGENDA FOR:**

**REDEVELOPMENT AGENCY  
TUESDAY, MARCH 14, 2000, AT 10:00 A.M.  
Council Chambers  
202 C Street, 12th Floor**

Roll Call

Public Comment: Members of the public may address the Agency on items of interest within the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Requests to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

**ADOPTION**

**1. Redevelopment Agency FY 1999 Annual Report and Annual Financial Report.**

(RA 2000-109)

Accepting the Redevelopment Agency Fiscal Year 1999 Annual Report and Annual Financial Report and transmitting the report approval.

See Redevelopment Agency report dated February 14, 2000.

Council Companion Item No. 339

Staff: Maureen Ostrye 236-6436

**2. First Amendment to Agreement for consulting Services with Keyser Marston Associates, Inc. for the Naval Training Center Project.**

(RA 2000-93)

Authorizing the Executive Director, or designee, to execute a First amendment to Agreement for Consulting Services with Keyser Marston Associates, Inc. for the Naval Training Center.

See Redevelopment Agency report dated January 27, 2000.

Staff: Maureen Ostrye 236-6436

**ADOPTION**

3. **Agreement for Insurance Brokerage Services.**

(RA 2000-103)

Authorizing the Executive Director, or designee, to execute an Agreement with Robert F. Driver Company to provide insurance brokerage services for the Agency.

See Redevelopment Agency report dated February 14, 2000.

Staff: Maureen Ostrye 236-6436

4. **First Implementation Agreement to the DDA for the City Heights Urban Village Retail Project with CityLink Investment Corp.**

(RA 2000-108)

Authorizing the Executive Director or his designee, to execute the First Implementation Agreement to the Disposition and Development Agreement for the City Heights Urban Village Retail Project.

(RA 2000-110)

State for the record that the Mitigated negative Declaration has been reviewed and considered.

See Redevelopment Agency report RA 00-04, dated March 8, 2000.

Staff: Patricia K. Hightman 236-6207.

5. **Request to Bid East Village Streetlights Phase IV.**

(RA 2000-98)

Authorizing the corporation on behalf of the agency, to advertise and receive bids for the construction and installation of East Village Streetlights, Phase IV Project and to administer said contract; authorizing the Executive Director of the Redevelopment Agency, or his designee, to award the contract to the lowest responsible bidder; making certain findings that the proposed improvements are of benefit to the Centre City Redevelopment Project Area; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the implementation plan adopted for the project pursuant to Health and Safety Code 33490; approving an amendment to the budget.

See Centre City Development Corporation report dated February 15, 2000.

Council Companion Item No. 340

Staff: David Allsbrook 533-7112.

**ADOPTION**

6. **Resolution of Issuance Relating to the Sale of Subordinate Tax Allocation Bonds, Series 2000A, the Preliminary Official Statement and Certain Related Matters.**

(RA 2000-102)

Authorizing the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series, 2000A in an amount not to exceed \$7.0 million; approving Preliminary Official Statement describing the proposed issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds Series 2000A authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

(RA 2000-105)

Authorizing the purchase of an surety bond to provide for the reserve requirements in the existing Tax Allocation Bond, Series 1992, and Series 1993 A and B in an amount not to exceed 3.5% of reserve requirements; and authorizing a budget amendment in the amount of \$11 million to the Ballpark Project of the Centre City Redevelopment Project with any additional amounts received to be programmed in the Fiscal Year 2001 Budget.

See Centre City Development Corporation report dated February 29, 2000.

Council Companion Item No. 341

Staff: Frank Alessi 533-7130

7. **Agreement for Remediation and Excavation of Soils Affected by Regulated Substances, Subsurface Abandoned Utility Demolition and Archaeology Monitoring.**

(RA 2000-112)

Approving an agreement with SVERDRUP Civil, Inc. for the remediation and excavation of soils affected by regulated substances, utility demolition and archaeology monitoring in the amount of \$2,180,000.

Rev. 3/9/2000

See Centre City Development Corporation report dated March 1, 2000.

Staff: David Allsbrook 533-7112

8. **Third Amendment to the Agreement with Daley & Heft for Special Legal Counsel Services.**

(RA 2000-111)

Approving the Third Amendment to the Agreement with Daley & Heft for Special Legal Services in the amount of \$600,000.

See Centre City Development Corporation report dated February 14, 2000.

Staff: David Allsbrook 533-7112

**ADOPTION****9. Approval of the Proposed Bond Financing for FY 99/00.**

(RA 2000-75)

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of the Agency's Central Imperial Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Bond Purchase Agreement, an Preliminary Official Statement and approving certain other matters in connection therewith.

(RA 2000-76 Cor.Copy 3/9/00))

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$2,000,000 aggregate principle amount of the Agency's Southcrest Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Second Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving certain other matters in connection therewith.

(RA 2000-113)

A resolution of the Redevelopment Agency declaring its official intent to reimburse itself with the proceeds of a future tax-exempt borrowing for certain capital expenditures to be undertaken by the Agency; identifying said capital expenditures and the funds to be used for such payment; and providing certain other matters in connection therewith.

(RA 2000-114)

That the Redevelopment Agency approve an amendment to the FY 99/00 Project Budget to include \$3,735,080 in the Central Imperial Redevelopment Project Area and \$1,815,669 in the Southcrest Redevelopment Project Area of net proceeds from the 2000 Tax Allocation Bonds as follows:

<u>Project/Expense</u>	<u>Cost</u>
<u>Central Imperial</u>	
Repayment of Imperial Developer Loan to the Agency	\$ 935,000
Public Improvement	1,000,000
Affordable Housing Projects	<u>1,800,080</u>
Total	\$3,735,080
<u>Southcrest</u>	
43 <sup>rd</sup> Street Realignment	\$2,000,000
Site Acquisition for Affordable Housing Projects	<u>815,669</u>
Total	\$1,815,669

The funds will be used to augment project implementation costs, payment of loan, planning and administration, redevelopment legal services, environmental finance and acquisition in the Central Imperial and Southcrest Redevelopment Project areas; that the executive director of the agency, or designee, is authorized to expend \$5,550,749 for the aforementioned purposes.

See Southeastern Economic Development Corporation report no. 00-005, dated February 15, 2000.

Council Companion Item No. 346.

Staff: Dante Dayacap 527-7345

**ADOPTION**

10. **Approval of a First Implementation to the Disposition and Development Agreement with Pacific Development Partners.**

(RA 2000-106)

That the Redevelopment Agency adopt a resolution approving the First amendment to the Disposition and Development Agreement with Pacific Development Partners.

See Southeastern Economic Development Corporation report no. 00-011, dated February 25, 2000.

Staff: Carolyn Smith 527-7345.

11. **Approval of a Purchase and Sale Agreement to the Acquisition of Property owned by Javier Ayala and Juvenal Mreno.**

(RA 2000-101)

That the Redevelopment Agency adopt a resolution: (1) approving the Purchase and Sale Agreement by and between the property owners Javier Ayala and Juvenal Moreno and the Redevelopment Agency; and (2) making certain findings for benefit to the Gateway Center West Project Area for the use of housing set-aside funds within the Central Imperial Redevelopment Project Area.

See Southeastern Economic Development Corporation report no. 00-010, dated February 17, 2000.

Council Companion Item No. 343.

Staff: Marie Humphreys 527-7345

**JOINT PUBLIC HEARING**

12. **Approval of Second Amended Disposition and Development Agreement with 252 Joint Venture.**

(RA 2000-115)

That the Redevelopment Agency approve a Second Amended Disposition and Development Agreement and that the Redevelopment Agency accept the reconveyance of Lot 34.

See Southeastern Economic Development Corporation report no. 00-009, dated February 24, 2000.

Council Companion Item No. 601

Staff: Carolyn Smith 527-7345.

**CONSENT AGENDA, DISCUSSION, HEARINGS**

13. **Conference with Real Property Negotiator, pursuant to California Government Code section 54956.8:**

Property: San Diego Naval Training Center

Agency Negotiator: Agency Executive Director and Agency  
Negotiation Team

Negotiating Parties: Redevelopment Agency and McMillian  
Company

Under Negotiation: Disposition and Development Agreement

Prior to Agency discussion in Closed Session and in compliance with the Brown Act (California Government Code section 54956.8), this issue is listed on the docket only for public testimony.

There is no Agency discussion of this item. The Agency's actions are:

- 1) Open the Public hearing and accept testimony from any members of the public wishing to address the agency on this subject.
- 2) Conclude and close the Public Hearing; and
- 3) Adjourn into Closed Session at 9:00 a.m. on April 11, 2000.

**NOTE:** Members of the public wishing to address the Agency on this item should speak "in favor: or "in opposition" to the subject.

Staff: Marcela Escobar-Eck 236-6499